

**FULL BOARD MEETING MINUTES
BOARD OF REALTY REGULATION
301 S. Park, Helena MT
ZOOM MEETING
10:00 a.m. to 11:
April 27, 2022**

All board meeting will be held by conference call. No outside participants or stakeholders will be allowed access in the building. Please attend by phone.

1. Call To Order - Establish Quorum - Introduction of Board & Staff Members Present (00:00:05)

Mr. Dan Wagner, Board Chair called the meeting to order at 10:00 a.m.

Board Members Present:

Mr. Dan Wagner, Board Chair
Ms. Julie Wagner
Mr. Eric Ossorio
Ms. Lindsey Hromadka
Mr. Kevin Wetherell
Ms. Sharon Virgin

Board Members Absent:

Mr. Josh Peck

Staff Members Present:

Mr. Dan Ritter, Executive Officer 2
Ms. Barb McAlmond, Executive Officer 1
Mr. Jay Unsworth, Executive Officer 1
Mr. Eric Strauss, Division Administrator
Mr. Ben Williams, Board Counsel

Others Present:

Mr. Kevin Clement
Mr. Curtis Chapman
Mr. Bradley Henderson
Mr. Dan Joseph
Mr. Zane Sullivan

2. Approval and Tentative Modification of Agenda Order (00:01:32)

Motion: (00:02:02) Mr. Eric Ossorio moved to approve the agenda as presented. Ms. Lindsey Hromadka seconded the motion. The motion carried.

3. Review Minutes (00:02:49)

4. Public Opportunity to Comment (00:03:06)

(Presiding Officer Statement) "Under this item, the Board will offer an opportunity to members of the public in attendance to comment on any public matter under the jurisdiction of the Board that is not on the agenda of this meeting. While the Board cannot take action on any issues presented, the board will listen to comments and may ask staff to place the issue on a subsequent agenda. The presiding officer may limit the comment period in order to proceed with the board meeting."

5. Department Update – Mr. Eric Strauss – Division Administrator (00:07:01)

6. Board Action (00:09:15)

a. Non-routine Applications (00:09:30)

- i. Weston Thayne – Property Manager **(00:09:33)**
Motion: (00:14:11) Mr. Kevin Wetherell moved to approve Mr. Weston Thayne’s application for licensure. Ms. Sharon Virgin seconded the motion. The motion carried.
- ii. Curtis Chapman – Salesperson **(00:15:53)**
Motion: (00:20:08) Ms. Lindsey Hromadka moved to approve Mr. Curtis Chapman’s application for licensure. Mr. Eric Ossorio seconded the motion. The motion carried.
- iii. Kevin Clement – Salesperson **(00:23:52)**
Motion: (00:25:44) Ms. Lindsey Hromadka moved to approve Mr. Kevin Clement’s application for licensure. Mr. Kevin Wetherell seconded the motion. The motion carried.
- iv. Bradley Henderson – Salesperson **(00:26:49)**
Motion: (00:30:06) Mr. Kevin Wetherell moved to approve Mr. Bradley Henderson’s application for licensure. Ms. Sharon Virgin seconded the motion. The motion carried.
- b. Rulemaking **(00:31:30)**
 - i. Public Participation Rules; New Rule I, II, & III **(00:31:36)** No board action required.
 - ii. ARM 24.210.101 Board Organization **(00:33:45)**
 - iii. ARM 24.210.201 Procedural Rules
 - iv. ARM 24.210.202 Public Participation
Motion: (00:37:52) Mr. Eric Ossorio moved to proceed with the amendment of ARM 24.210.101, ARM 24.210.201 and ARM 24.210.202 as recommended by the department and if no comments are received, amend the rules exactly as proposed. The proposed amendment of ARM 24.210.101, ARM 24.210, 201 and ARM 24.210.202 does not directly and significantly impact Montana small businesses. Ms. Sharon Virgin seconded the motion. The motion carried.

7. Board Discussion (00:30:33)

Ms. Lindsey Hromadka asked that an agenda item for ZILLOW to be put on the July, 2022 agenda for a discussion.

- a. Pre licensing education provider recorded sessions. **(00:43:03)** Mr. Ritter will discuss with the Department’s legal department for possible board action if needed and put on the next full board meeting agenda.

8. Schedule Next Board Meeting (01:02:03)

- a. July 20, 2022 (SP July 19, 2022)
October 26, 2022 (SP October 25, 2022)

9. Committee Reports (01:14:20)

- a. Screening Panel Report **(01:14:33)**
- b. Adjudication Panel Report **(01:15:50)**

10. Executive Officer Report (01:16:02)

- a. Financials **(01:16:15)**
- b. Audit Reports **(01:17:40)**

11. Adjourn (01:20:31) Mr. Dan Wagner adjourned the meeting at 11:25 a.m.

NOTICE

The Department of Labor & Industry is committed to providing meeting access through reasonable accommodation under the Americans with Disabilities Act. Please contact the Board office prior to the proposed meeting date for further information.

New agenda items may be added or removed up to “three business days” before the meeting. For the most accurate agenda, please consult the website at www.realestate.mt.gov. The board may reorder the agenda at the beginning of the meeting.